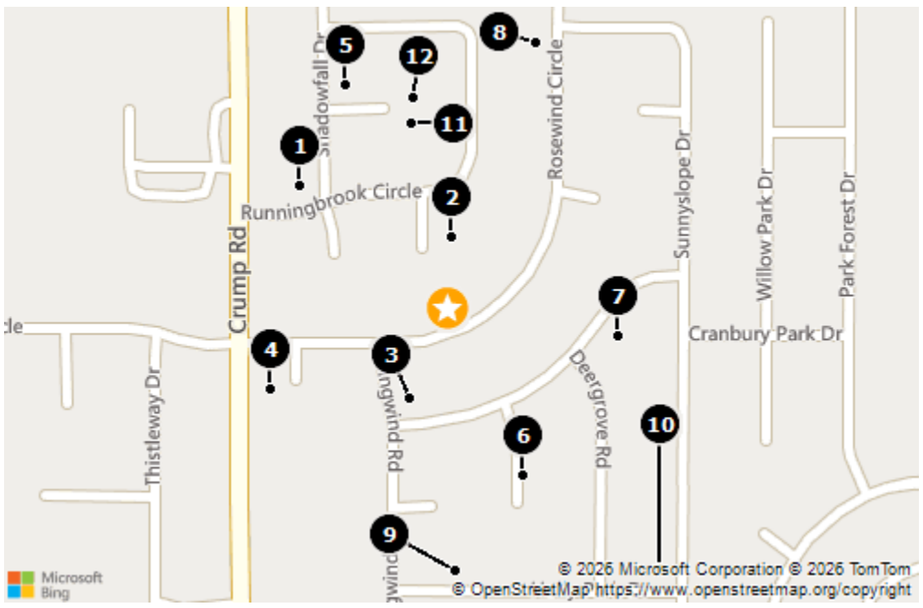
ICE SiteX Report

OrderID: 98382501

SiteX Property Information Report



Subject Property Location

4243 ROSEWIND CIR, MEMPHIS, TN 38141-7026

County:	**SHELBY TN**	Census Tract:	471570217.602000
Property Use:	Single Family Residential	Zoning:	R-6
Parcel Number:	093-510- -G-00010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$179,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$162,890 - $195,110	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,775	Market Land Value:	$19,100	Tax Year:	2025
Assd Improvement:	$30,075	Market Improvment Value:	$120,300	Total Taxable Value:	$1,837
Total Assessed Value:	$34,850	Total Assessor Market Value:	$139,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 410 District: O Subdivision: RIDGEWAY ESTATES SEC C Map Ref: MB 53-7
Abbreviated Description: N S ROSEWIND CIRCLE
City/Muni/Twp: MEMPHIS

Property Characteristics

Lot Size:	10,367 SF	Bedrooms:	3	Pool:	
Building Area:	1209 SF	Baths:	2	Fireplace:	2
Year Built:	1975	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Convention	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/10/2026	Sales Price:	N/A
Document #:	26018942 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/18/2024	Sales Price:	N/A
Document #:	24022143 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 410 District: O Subdivision: RIDGEWAY ESTATES SEC C Map Ref: MB 53-7
Abbreviated Description: N S ROSEWIND CIRCLE
City/Muni/Twp: MEMPHIS

Prior Transfer

Recording Date:	03/18/2024	Sales Price:	N/A
Document #:	24022143 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/18/2024		
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	07/28/2014	Loan Amount:	N/A
Document #:	14076926 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Lot: 410 Section: C Subdivision: RIDGEWAY ESTATES SUBDIVISION

Prior Transfer

Recording Date:	11/22/2006	Sales Price:	$80,900
Document #:	06189898 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/02/2006	Loan Amount:	N/A
Document #:	06179041 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 410 Subdivision: SECTION C RIDGEWAY ESTATES SUBDIVISION

Prior Transfer

Recording Date:	09/20/2004	Sales Price:	$89,900
Document #:	04157278 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/16/2004		
Document Type:			

Legal Description:
Lot: 410 Subdivision: SECTION C RIDGEWAY ESTATES SUBDIVISION Map Ref: MB57 PG40

Area Sales Analysis

Total Area Sales	$2,117,600	Median # of Bedrooms	3
Median Lot Size	11,696 SF	Median # of Baths	2
Median Living Area	1,489 SF	Median Year Built	1975
Price Range - 2 Yrs	$70,000 to $240,000	Age Range	48 years to 51 years
Median Value	$174,250	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**4241 SHADOWFALL DR** **MEMPHIS, TN 38141-7046**	09/15/2026	$70,000	$44	1565	6/3/2	1978	12,023 SF	V
		APN: 093-510- -N-00053 Document #: 26080588 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1311 Section: H Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 65 PG 45 Abbreviated Description: Lot:1311 Section:H Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 65 PG 45								
2	.05Mi.	**4260 RUNNINGBROOK CV** **MEMPHIS, TN 38141-7043**	08/07/2026	$210,000	$153	1372	5/3/2	1978	19,428 SF	
		APN: 093-510- -N-00017 Document #: 26067377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1338 Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 65 PG 45 Abbreviated Description: Lot:1338 Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 65 PG 45								
3	.07Mi.	**4316 SPRINGWIND RD** **MEMPHIS, TN 38141-7057**	08/04/2026	$168,000	$113	1477	7/3/2	1975	11,064 SF	
		APN: 093-510- -G-00085 Document #: 26066233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 485 Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 57 PG 40 Abbreviated Description: Lot:485 Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 57 PG 40								
4	.14Mi.	**4309 STARTOUCH CV** **MEMPHIS, TN 38141-7056**	07/15/2026	$167,000	$142	1168	5/3/2	1975	12,023 SF	
		APN: 093-510- -G-00120 Document #: 26059241 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 520 Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 57 PG 40 Abbreviated Description: Lot:520 Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 57 PG 40								
5	.16Mi.	**4204 SHADOWFALL DR** **MEMPHIS, TN 38141-7049**	06/08/2026	$185,000	$117	1581	6/3/2	1978	12,632 SF	
		APN: 093-510- -N-00045 Document #: 26047555 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1376 Section: H Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 65 PG 45 Abbreviated Description: Lot:1376 Section:H Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 65 PG 45								
6	.13Mi.	**4344 CRANBURY PARK CV** **MEMPHIS, TN 38141-7016**	06/04/2026	$177,000	$135	1310	5/3/2	1975	9,453 SF	
		APN: 093-510- -H-00060 Document #: 26046476 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 660 Section: D Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 53 PG 8 Abbreviated Description: Lot:660 Section:D Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 53 PG 8								
7	.12Mi.	**6233 CRANBURY PARK DR** **MEMPHIS, TN 38141-7069**	04/29/2026	$171,200	$135	1262	6/3/2	1975	9,365 SF	
		APN: 093-510- -G-00102 Document #: 26033204 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 502 Section: C Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 57 PG 40 Abbreviated Description: Lot:502 Section:C Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 57 PG 40								
8	.19Mi.	**4179 ROSEWIND CIR** **MEMPHIS, TN 38141-7026**	04/17/2026	$187,900	$135	1390	7/4/2	1975	9,060 SF	
		APN: 093-510- -G-00025 Document #: 26029999 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 425 Section: C Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 57 PG 40 Abbreviated Description: Lot:425 Section:C Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 57 PG 40City/Muni/Twp:MEMPHIS City/Muni/Twp: MEMPHIS

9	.17Mi.	**6184 HOLLY PARK DR** **MEMPHIS, TN 38141-7003**	04/14/2026	$165,000	$96	1710	6/3/2	1975	8,364 SF	

APN: 093-510- -H-00044 Document #: 26028117
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 644 Section: D Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 53 PG 8 Abbreviated Description: Lot:644 Section:D Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 53 PG 8

10	.22Mi.	**6256 HOLLY PARK DR** **MEMPHIS, TN 38141-7004**	02/05/2026	$240,000	$112	2128	7/3/2	1975	11,369 SF	

APN: 093-510- -H-00078 Document #: 26008236
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 678 Section: D Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 53 PG 8 Abbreviated Description: Lot:678 Section:D Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 53 PG 8

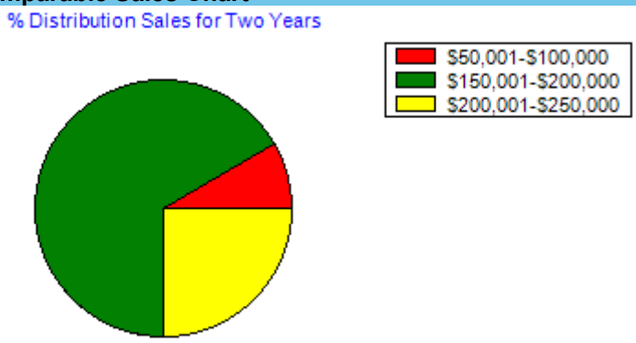
11	.12Mi.	**6165 SHADOWFALL CV** **MEMPHIS, TN 38141-7045**	12/04/2025	$205,000	$136	1501	6/3/2	1978	13,242 SF	

APN: 093-510- -N-00049 Document #: 25103537
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1372 Section: H Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 65 PG 45 Abbreviated Description: Lot:1372 Section:H Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 65 PG 45

12	.14Mi.	**6164 SHADOWFALL CV** **MEMPHIS, TN 38141-7045**	11/25/2025	$171,500	$78	2196	7/3/2	1978	13,852 SF	

APN: 093-510- -N-00048 Document #: 25101566
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1373 Section: H Subdivision: RIDGEWAY ESTATES SUBDIVISION MapRef: MB 65 PG 45 Abbreviated Description: Lot:1373 Section:H Subdivision:RIDGEWAY ESTATES SUBDIVISION Map Ref:MB 65 PG 45

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**4243 ROSEWIND CIR**	**03/18/2024**	$139,400	$34,850	1,209	5/3/2	1975	10,367 SF	
.01Mi.	**4237 ROSEWIND CIR**	**11/13/2020**	$156,600	$39,150	1,472	5/3/2	1975	10,498 SF	
.01Mi.	**4249 ROSEWIND CIR**	**01/31/2019**	$146,300	$36,575	1,426	7/3/2	1975	10,367 SF	
.03Mi.	**4268 RUNNINGBROOK CV**	**06/03/2020**	$170,300	$42,575	1,593	7/3/2	1978	14,375 SF	V
.03Mi.	**4253 ROSEWIND CIR**	**09/19/2025**	$182,800	$45,700	1,832	8/4/2	1975	9,060 SF	
.03Mi.	**4233 ROSEWIND CIR**	**11/30/2020**	$151,500	$37,875	1,458	6/3/2	1975	10,367 SF	
.03Mi.	**4264 RUNNINGBROOK CV**	**03/17/2011**	$169,200	$42,300	1,851	5/3/2	1978	15,638 SF	
.03Mi.	**4244 ROSEWIND CIR**	**10/01/2020**	$169,800	$42,450	2,049	7/3/2	1975	8,494 SF	
.03Mi.	**4248 ROSEWIND CIR**	**05/30/2001**	$149,700	$37,425	1,443	7/3/2	1975	8,364 SF	
.04Mi.	**4240 ROSEWIND CIR**	**05/25/2010**	$169,400	$42,350	1,636	7/3/2	1975	8,625 SF	
.04Mi.	**4252 ROSEWIND CIR**	**10/05/2023**	$223,500	$55,875	1,636	7/3/2	1975	8,364 SF	
.04Mi.	**4229 ROSEWIND CIR**	**02/08/2021**	$184,800	$46,200	1,458	6/3/2	1975	10,367 SF	
.04Mi.	**4257 ROSEWIND CIR**	**12/22/1993**	$147,300	$36,825	1,445	7/3/2	1975	9,714 SF	
.04Mi.	**4265 RUNNINGBROOK CV**	**11/13/2020**	$157,300	$39,325	1,545	6/3/2	1978	15,159 SF	
.04Mi.	**4236 ROSEWIND CIR**	**01/13/2022**	$153,200	$38,300	1,443	7/3/2	1975	8,886 SF	
.05Mi.	**4260 RUNNINGBROOK CV**	**06/04/2018**	$157,100	$39,275	1,372	5/3/2	1978	19,428 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	34.4 years old	Households:	7,439
Median Household Income:	$68,361	Households w/Family:	69%
Household Income Per Capita:	$28,181	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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School District

School District Zone:	Memphis-Shelby County Schools	Students:	111,124
Number of Schools:	223	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Kirby High School** Number of Students: 699 Student-Teacher Ratio: NA	C-	Public	9 - 12
0.30Mi.	**Crump Elementary School** Number of Students: 569 Student-Teacher Ratio: NA	D	Public	PK - 5
0.98Mi.	**Kirby Middle School** Number of Students: 402 Student-Teacher Ratio: NA	D+	Public	6 - 8

Flood Report

The Subject Property of **4243 ROSEWIND CIR, MEMPHIS, TN 38141-7026** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	24%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	79%	LOWER
OVERALL	57%	NOTABLY LOWER

Disaster Alerts

4/2/2025 - Severe Tornados, Flooding 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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